

September 5, 2019

Public hearing on Ordinance 2019-4 To amend the Subdivision Ordinance to require culinary water for lots and an alternate means of requiring infrastructure conditions and construction.

Public Hearing began at 6:30 p.m.

Council present: Steve Cox; Mayor, Peter Benson, Gladys LeFevre; Council members, Judi Davis, Michala Alldredge; Town clerks

Public present: Peg Smith, Dave Mock, Bill and Judith Geil,, Ashley Coombs, Pete and Cookie Schauss,

Public comments:

Peg Smith stated that she thought the ordinance was well considered, thought out and planned out. She also stated that this ordinance is a paperwork clean-up that will most likely plugging up a couple of loopholes that need to be taken care of. The matter of holding the developer fiscally responsible to deliver what they say they are going to deliver and access to water on the lots being sold.

Dave Mock asked for clarification and definition of the terms alternate conditions or infrastructure and also asked what a subdivision is defined as. He also inquired as to how many water hookups are available in culinary water with Boulder Farmstead. Gladys and the Mayor estimated between 50-55. Dave asked what happens when those are exhausted. The council replied that person(s) would need to drill for or get a well.

Judith Geil inquired if there is a water conservancy organization for Garfield county that monitors well water use applications and possibly additional agricultural use. Peter responded that he believes it is the state engineer. She asked if this ordinance would exclude wells. The council responded that it only applies to culinary water. Mayor Cox added that there are 2 options currently available for accessing water either through the Boulder Farmstead or by obtaining a well.

Peter explained that any land divided becomes a subdivision. In response to Dave's earlier question the alternate means in the ordinance refers to posting a bond to create the lot and provide the infrastructure for water. The wording was added to protect the town in the event that a person subdividing goes out of business and is unable to complete the project leaving a dry lot.

Mayor Cox stated that he sees this ordinance accomplishing a couple things. This ordinance will ensure that every lot sold has water and that if someone is going to develop a subdivision they have to have an agreement that says they will finish the project.

Peter moved to close the public hearing, Gladys seconded the motion all agreed.

Meeting adjourned at 6:50 p.m.